157.0	0009	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,300 /	588,300
					USE VALUE:	588,300 /	588,300
					ASSESSED:	588,300 /	588,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHEWS GREGG W
Owner 2:	FARRELL EILEEN
Owner 3:	
Street 1:	238 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCKENNA ANDREW J -
Owner 2:	-
Street 1:	238 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1815 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3360.000	223,700		364,600	588,300
Total Card	0.077	223,700		364,600	588,300
Total Parcel	0.077	223,700		364,600	588,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.13 | /Parcel: 324.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105175

GIS Ref

GIS Ref

Insp Date 10/06/18

!12359!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0009-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,700	0	3,360.	364,600	588,300		Year end	12/23/2021
2021	101	FV	216,400	0	3,360.	364,600	581,000		Year End Roll	12/10/2020
2020	101	FV	216,500	0	3,360.	364,600	581,100	581,100	Year End Roll	12/18/2019
2019	101	FV	201,800	0	3,360.	364,600	566,400	566,400	Year End Roll	1/3/2019
2018	101	FV	201,800	0	3,360.	307,300	509,100	509,100	Year End Roll	12/20/2017
2017	101	FV	201,800	0	3,360.	281,200	483,000	483,000	Year End Roll	1/3/2017
2016	101	FV	201,800	0	3,360.	239,600	441,400	441,400	Year End	1/4/2016
2015	101	FV	189,400	0	3,360.	208,300	397,700	397,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:28:49

LAST REV

Date	Time
10/16/18	14:22:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNA ANDREW	39413-550		6/3/2003		375,500	No	No		
WHEELER ANGELIN	27741-224		10/3/1997		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	105175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2013	1239	Manual	14,350	C				
3/23/2010	209	Redo Bat	6,500					REPLACE FIXTURES

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/14/2009	Inspected	345	PATRIOT
2/23/2009	Measured	372	PATRIOT
9/12/2003	MLS	MM	Mary M
5/18/2000	Inspected	276	PATRIOT
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3360		Sq. Ft.	Site		0	70.	1.55	7									364,560						364,600	

Total AC/HA:	0.07713	Total SF/SM:	3360	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	364,560	Spl Credit		Total:	364,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	85800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324212
Depreciation:	100506
Depreciated Total:	223706

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

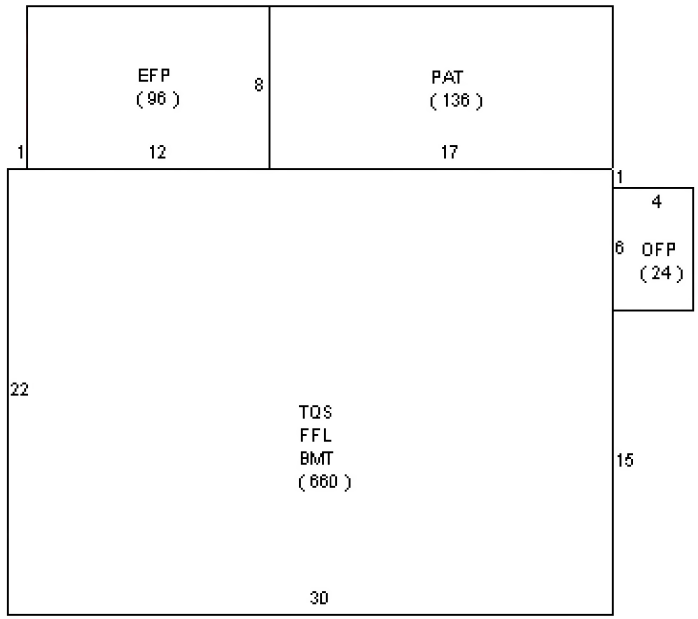
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.53
Special Features:	0	Val/Su Net:	108.02
Final Total:	223700	Val/Su SzAd	193.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	660	96.050	63,393
FFL	First Floor	660	145.530	96,050
TQS	3/4 Story	495	145.530	72,037
PAT	Patio	136	4.910	667
EFP	Enclos Porch	96	54.470	5,229
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,071			Total:	238,411
Size Ad	1155	Gross Area	2236	FinArea	1815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0009-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	